001.0	0001	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	860,600 / 860,600
					USE VALUE:	860,600 / 860,600
					ASSESSED:	860,600 / 860,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48	-50	MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAPALIMBERIS GEORGE T & ANNA
Owner 2:	TRS/ PAPALIMBERIS 1 NOMINEE
Owner 3:	REALTY TRUST
Street 1:	18 SAINT THOMASMORE DR
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	PAPALIMBERIS GEORGE T-ANNA -
Owner 2:	-
Street 1:	116 JOHNSON RD
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Aluminum Exterior and 2194 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	423,500	5,100	432,000	860,600
Total Card	0.092	423,500	5,100	432,000	860,600
Total Parcel	0.092	423,500	5,100	432,000	860,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 392.25 | /Parcel: 392.2

Legal Description

User Acct 233

GIS Ref

GIS Ref

Insp Date 08/26/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 001.0-0001-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	423,500	5100	4,000.	432,000	860,600	860,600	Year End Roll	12/18/2019
2019	104	FV	328,900	5100	4,000.	459,000	793,000	793,000	Year End Roll	1/3/2019
2018	104	FV	328,900	5100	4,000.	334,800	668,800	668,800	Year End Roll	12/20/2017
2017	104	FV	308,100	5100	4,000.	291,600	604,800	604,800	Year End Roll	1/3/2017
2016	104	FV	308,100	5100	4,000.	248,400	561,600	561,600	Year End	1/4/2016
2015	104	FV	274,000	5100	4,000.	243,000	522,100	522,100	Year End Roll	12/11/2014
2014	104	FV	274,000	5100	4,000.	199,800	478,900	478,900	Year End Roll	12/16/2013
2013	104	FV	285,300	5100	4,000.	190,100	480,500	480,500		12/13/2012

!22!

PRINT

Date	Time
12/10/20	15:55:19

LAST REV

Date	Time
09/13/17	15:04:31

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 22

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAPALIMBERIS GE	61464-556		3/25/2013	Convenience	1	No	No		
	13855-499		12/1/1979		75,000	No	No		Y

USER DEFINED

Prior Id # 1:	233
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	test
Year:	1999
LandReason:	Add
BldReason:	N/A
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/2000	803	Porch	11,500	C				REPLACE REAR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2017	MEAS&NOTICE	HS	Hanne S
5/13/2009	Measured	372	PATRIOT
3/16/2000	Inspected	264	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA: 0.09183 | Total SF/SM: 4000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 432,000 | Spl Credit | Total: 432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	4 - Vinyl	5	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12857795
Const Adj.:	0.99980003
Adj $ / SQ:	191.820
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	613714
Depreciation:	190251
Depreciated Total:	423462

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

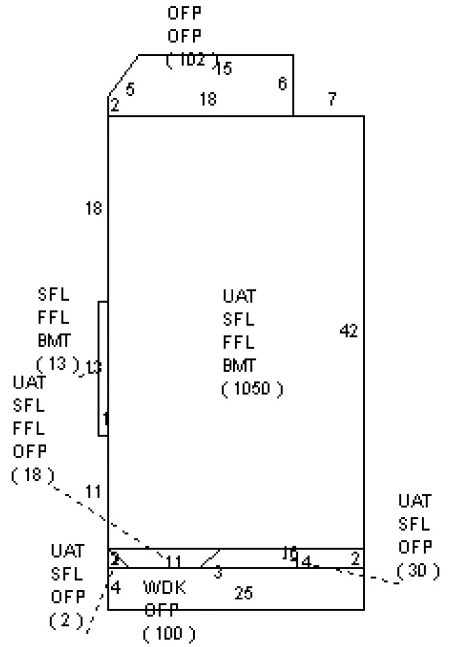
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,113	191.820	213,496
FFL	First Floor	1,081	191.820	207,357
BMT	Basement	1,063	57.550	61,171
OFP	Open Porch	354	21.160	7,490
UAT	Upper Attic	275	76.730	21,100
WDK	Deck	100	16.000	1,600

Net Sketched Area:	3,986	Total:	512,214
Size Ad	2194	Gross Are	4811	FinArea	2194
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
92	026.0-0002-0016.0		6/18/1998	342,000
92	009.0-0001-0004.0		4/1/1998	317,000
91	140.0-0001-0010.0		5/29/1998	275,000
91	013.0-0005-0002.0		6/4/1998	267,250
90	001.0-0001-0005.0		12/22/1998	320,000
90	047.0-0002-0011.0		6/15/1998	335,000

WtAv$/SQ:		AvRate:	91	Ind.Val	275334.1575

Juris. Factor:		Before Depr:	191.82
Special Features:	0	Val/Su Net:	106.25
Final Total:	423500	Val/Su SzAd	193.03

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.0-0001-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100